

2026 -- H 7778

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**S T A T E   O F   R H O D E   I S L A N D**

**IN GENERAL ASSEMBLY**

**JANUARY SESSION, A.D. 2026**

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**A N   A C T**

**RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING**

Introduced By: Representatives Noret, Morales, Azzinaro, Read, Fascia, Shallcross  
Smith, Biah, Messier, Serpa, and Fellela

Date Introduced: February 12, 2026

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1        SECTION 1. Section 45-53-14 of the General Laws in Chapter 45-53 entitled "Low and  
2        Moderate Income Housing" is hereby amended to read as follows:

3        **45-53-14. Database of low-income rental units Database of low- or moderate- income**  
4        **rental units.**

5        (a) The executive office of housing established pursuant to § 42-167-1 or the Rhode Island  
6        housing and mortgage finance corporation established pursuant to § 42-55-4 (the "corporation")  
7        shall maintain host an online database ("database") of residential developments that meet the  
8        definition of low- or moderate-income housing under § 45-53-3 low income housing tax credit  
9        developments that are designated only for households at or below sixty percent (60%) of area  
10        median income, adjusted for household size and subsidized housing developments, as referenced  
11        in the corporation's Rhode Island resource guide, which are designated only for households at or  
12        below eighty percent (80%) of area median income, adjusted for household size (collectively "low-  
13        income rental units") in the state on the executive office of housing or the corporation's website.  
14        The corporation shall place an emphasis on To the extent possible, the database containing shall  
15        contain the following:

16        (1) Current, updated information on the existing inventory of low- or moderate-income  
17        rental units housing in the state;

18        (2) The contact person or entity and contact information pertaining to individual  
19        developments;

6           (5) To the extent possible, the database shall allow individuals to identify the different  
7           types of affordable housing they are interested in and be alerted when developments that meet that  
8           criteria become available for lease or sale.

9 (b) This database shall be accessible to the public by July 1, 2023.

10 SECTION 2. Chapter 45-53 of the General Laws entitled "Low and Moderate Income  
11 Housing" is hereby amended by adding thereto the following section:

**45-53-14.1. Listing by owners of low- or moderate-income housing.**

13       (a) Any owner of a property qualifying as low- or moderate-income housing, as defined by  
14       § 45-53-3, shall list that property on the database referenced in § 45-53-14.

15        (b) For developments completed after January 1, 2027, the property should be listed prior  
16        to or concurrently with the opening of the property for lease-up, accepting applications or, in the  
17        case of homeownership units, listing units for sale.

18 (c) Notwithstanding subsections (a) and (b) of this section, low- or moderate-income  
19 homeownership units shall only be listed on the database prior to their initial sale and prior to or  
20 concurrently with listing the property for re-sale.

21 SECTION 3. This act shall take effect on January 1, 2027.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T

RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING

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1        This act would amend the current law on low-income housing to include moderate-income  
2        housing and would eliminate the income percentages used to determine qualifications for low- or  
3        moderate-income housing. The act would also add the executive office of housing to the  
4        government office that is required to host a database containing rental or sale of residential units.  
5        Additionally, the act would require owners of property qualifying as low- or moderate-income  
6        housing, to list the property on the database with certain exceptions.

7        This act would take effect on January 1, 2027.

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